

SUMMA
URBAN RENEWAL AREA
DETERMINATION OF
ELIGIBILITY REPORT
AND
URBAN RENEWAL PLAN

NOVEMBER, 2000



Donald L. Plusquellic, Mayor

Akron, Ohio

TABLE OF CONTENTS

Determination of Eligibility Report

I.	Executive Summary.....	1
II.	Purpose of Study.....	2
III.	Definition of Blighted Area.....	2
IV.	Designated Study Area.....	3
	A. General Location of Study Area.....	3
	B. Boundaries of Study Area.....	3
	C. Background and General Area.....	3
	D. Study Area.....	4
	E. Zoning.....	4
	F. Property Ownership and Summit County Market/Tax Value.....	4
	G. Existing Land Use.....	5
	H. Building and Property Conditions.....	5
	I. Infrastructure and Public Utilities.....	7
	J. Environmental Conditions.....	8
	K. Social Conditions.....	9
V.	Statement of Findings.....	9
VI.	Appendices	

TAB 1. SUMMA Urban Renewal Area Maps

A.	Locality Map.....	Map 1
B.	SUMMA Renewal Area Boundary.....	Map 2
C.	SUMMA Renewal Area Existing Land Use.....	Map 3
D.	SUMMA Renewal Area Existing Zoning.....	Map 4
E.	SUMMA Renewal Area Addresses.....	Map 5
F.	SUMMA Renewal Area Tax Parcels.....	Map 6

TAB 2. Boundaries of the SUMMA Urban Renewal Area

TAB 3. Aerial Photograph of Middlebury Urban Renewal Area

TAB 4. 1990 Census Map and Data

TAB 5. Property Data By Lot Number

TAB 6. Building/Property Conditions Survey Forms

TAB 7. Photographs of SUMMA Renewal Area

TAB 8. Akron Health Department Orders

SUMMA Urban Renewal Plan

I.	Location of the SUMMA Urban Renewal Area.....	11
II.	Statement of Development Objectives to be Achieved by the Project.....	11
	A. Land Use Objectives.....	11
	B. Environmental Objectives.....	11
	C. Public Improvements Objectives.....	12
	D. Circulation Objectives.....	12
	E. Economic Objectives.....	12
III.	Types of Proposed Renewal Actions.....	13
IV.	Land Use Plan.....	13
	A. Proposed Land Uses.....	13
	B. Zoning.....	13
	C. Additional Development Standards and Regulations.....	13
V.	Project Proposals.....	15
	A. Land Acquisition.....	15
	B. Rehabilitation and Conservation.....	16
	C. Redeveloper's Obligations.....	16
VI.	Other Provisions.....	17
	A. Relationship to Local Objectives.....	17
	B. Relation Plan.....	17
VII.	Other Development Provisions.....	17
	A. Duration of the Renewal Plan Restrictions.....	17
	B. Provisions for Amending Approved Plan.....	17

Maps

Map 1	Locality Map
Map 2	SUMMA Renewal Area Boundary
Map 3	SUMMA Renewal Area Existing Land Use

- Map 4 SUMMA Renewal Area Existing Zoning
- Map 5 SUMMA Renewal Area Land Use
- Map 6 SUMMA Renewal Area Proposed Zoning
- Map 7 SUMMA Renewal Area Land Acquisition

DETERMINATION OF ELIGIBILITY REPORT

I. EXECUTIVE SUMMARY

Leighty and Snider, Inc. was retained by the City of Akron to undertake a study of the condition of all properties, public rights-of-way, and other improvements located in the designated SUMMA Urban Renewal Area to determine the degree of deterioration and if conditions of "blight" exist. The result of this undertaking is the following study.

The SUMMA Urban Renewal Area study consists of a compilation of those factors contributing to the eligibility of this area (hereinafter called "Study Area") as a "blighted and deteriorated area" under the provisions of Chapter 725 of the Ohio Revised Code (ORC).

Data was collected via the following methods:

- A thorough and complete inspection, and subsequent assessment, of all tax parcels located within the Study Area including the exterior condition of all 77 principal buildings and an interior inspection of 20 principal buildings;
- An assessment of the condition of other known and/or visible improvements in the Study Area including, but not limited to, accessory structures, streets, alleys, driveways, curbs, gutters, sidewalks, parking lots, water mains, sewer mains, street lights, storm sewers, catch basins, billboards and other miscellaneous appurtenances;
- Observation and documentation of stray animals, insects, debris, litter, junk, appliances, vehicles, standing water and other environmental conditions;
- An analysis of data provided by various City departments (Planning & Urban Development, Health, etc.) regarding other environmental, economic and social conditions not readily observable at a given point in time during the field survey process; and
- A review of Summit County property tax records for each parcel of property in the Study Area.
- After thorough examination of the evidence brought forth as a result of the performance of the above, Leighty and Snider, Inc. recommends to the City of Akron that there exists, as of October, 2000, sufficient evidence to declare the entire SUMMA Urban Renewal Area a "blighted area" under the provisions of Chapter 725 of the Ohio Revised Code (ORC).
- The Study Area is shown in Appendix 1 - Maps 1 and 2 and subsequent maps. A finding of "blighted area" under ORC 725 for this specific geographic area is based on the following factors:

- The fact that 46 (60%) of the principal buildings throughout the Study Area were found to be either substandard or have major structural defects;
- The existence of a substantial number (20) and percentage (26%) of substandard principal buildings;
- The existence of unsanitary and unsafe conditions at specific locations within the Study Area, and the existence of conditions which endanger life or property by fire and other causes;
- Faulty lot layout in relation to accessibility and use;
- Deteriorated public infrastructure and related improvements around, and throughout, the Study Area;
- Property ownership and parcel configuration which is not conducive to development.
- Street and rights of way configuration which inhibits redevelopment of the area and conflicts with the proper use of existing facilities and infrastructure in the area.

II. PURPOSE OF STUDY

The purpose of this SUMMA Urban Renewal Area Study is to determine and cument whether blighting conditions, as defined in the Ohio Revised Code, exist at a sufficient level within the designated Study Area so as to substantially impair the sound growth of the municipality, retard the provision of housing accommodations, or constitute an economic or social liability and are a menace to the public health, safety, morals, or welfare in its present condition and use.

III. DEFINITION OF BLIGHTED AREA

For the purpose of this study, a "blighted area" is defined in accordance with Chapter 725 of the Ohio Revised Code.

Chapter 725.01(B) defines "blighted area" as, "an area within a municipality, which area by reason of the substantial number of slum(s), deteriorated, or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use."

IV. DESIGNATED STUDY AREA

A. General Location of Study Area

The specific area designated by the City of Akron for study is the SUMMA Urban Renewal Area. SUMMA is situated in the east central section of the City (see Appendix 1 - SUMMA Area Location Map 1).

B. Boundaries of Study Area

The boundaries of the SUMMA Urban Renewal Area are set forth in Appendix 2 (also see Appendix 1 - Map 2 - SUMMA Boundary Map).

C. Background and General Area

In order to undertake a study of physical conditions, it is necessary to look at not only the Study Area itself, but the surrounding area in which it is located, and by which it is affected. The Study Area is located on the near east side of the City less than a mile from the edge of the Central Business District. It is between two designated Redevelopment Areas of the City, the Market-Union and Middlebury Redevelopment Areas designated in the mid-1990's. The area is also located within boundaries of the Akron Enterprise Community. This area is part of the oldest section of the City, and has some of the most deteriorated and blighted areas from a social, economic and physical standpoint.

The Study Area is located in 1990 Census Tract 5012.00. The 1990 Census indicated that Census Tract 5012 had 1,072 persons in 1,061 households. Of these, 76% were White, 19% were Black and 5% were other minorities. The mean age in the tract was 31.4 years compared to a mean age of 36 years for the City. Forty three percent (43%) of the persons in the tract were in non-family households while only 18% were in such households in the overall City. The average household income was \$15,767 compared to \$29,376 for the City, or 46% lower. The poverty level was 48.1% compared to 20.5% for the City.

Only 22% of the 547 housing units were owner occupied compared to 55% for the City. Seventeen percent (17%) of the units (92 in number) were vacant compared to seven percent for the City. The average owned home value was \$26,333 while the overall City value was \$53,293. The average dwelling had 4.6 rooms in the tract compared to 5.5 for the City. Sixty one percent (61%) of the renters were paying over 30% of income for rent compared to 45% citywide. Of the occupied dwelling units only 79% had a telephone and only 72 % had a vehicle. These compare to 95% and 85% for Akron as a whole.

In short, the Census figures indicate an area which has social, housing and economic problems much greater than the City as a whole.

SUMMA Health System, which owns and operates what was the former Akron City Hospital, has been engaged in improving and expanding this facility for some time. It is now one of the largest employers in Summit County with approximately 4,000 employees. This facility and attendant related uses (parking, offices, medical services, etc.) are at the core of the study area, taking up much of the land between Forge Street and Market Street.

SUMMA Health Systems has been acquiring various properties around its existing facilities in the above area for several years. As part of this effort the City and SUMMA Health Systems have attempted to coordinate planning of various elements of the expansion effort so that it might be accomplished in accord with good planning principles, and to the benefit of the area and the City as a whole. The establishment of the SUMMA Urban Renewal Area is part of this effort.

D. Study Area

The actual Study Area is 48.5 acres in size (see Table 1 and Appendix 1, Map 2) and contains seventy-seven principal buildings and twenty accessory building. Table 1, at the end of this section, contains information about tax parcel size in the area.

E. Zoning

The existing zoning of the area is provided on Map 4. Presently, virtually all of the area south of Forge Street and north of Market Street is zoned Institutional Use (UHD), which provides for hospital and related uses. The only exceptions are several parcels along the west side of Adams Street which are still zoned Apartment Use (U2). These parcels have been bought and cleared by SUMMA. The area north of Forge Street and south of Perkins Street is all zoned Single Family (U1, A1) which allows for single family residential use. However, as can be seen from the map, there have been a number of conditional uses permitted north and south of Forge Street. This has allowed a non-conforming retail operation to be in the area as well as a number of structures with a higher density of dwelling units. The portion of the area between N. Adolph Street and Ohio Route 8 is zoned retail.

F. Property Ownership and Summit County Market/Tax Value

Property Ownership

There are 154 tax parcels in the Study Area. The existing ownership, as of October 2000, is provided in Table 2 at the end of this section.

The present parcel ownership and lot layout north of Forge Street and south of Perkins Street are not conducive to modern day development for virtually any kind of residential or institutional use. This portion of the Study Area is characterized by single family, duplex and multifamily units located on very small, irregular lots

originally developed in the mid to late 1800's and early 1900's. The present lot ownership and configuration make development for present day institutional health operations of the kind needed and envisioned for this project virtually impossible.

G. Existing Land Use

The Study Area contains the following land uses as of October, 2000: single family residences, two family residences, multifamily residences, medical facilities, hospital, daycare, retail, office, parking, vacant lots and streets, alleys and other rights of way.

<u>Land Use</u>	<u># of Structures</u>	<u>% of Total</u>
Single-Family Residential	30	40%
Duplex	19	26%
Multifamily	12	16%
nstitutional	13	17%
Retail	<u>3</u>	<u>1%</u>
Totals	77	100%

See Appendix 1, Map 3 and Table 3 at the end of this section.

H. Building and Property Conditions

Prior to assessing the building and property conditions in the Study Area, the following definitions were established as the basis for the on-site surveys.

Definitions

A principal building (i.e., suitable for human use or occupancy) is considered to be:

1. Standard - if it has no major components with any deficiencies and has no more than three minor components with minor deficiencies.
2. Minor Deterioration - if it has no major components with major deficiencies, and no more than four minor components with major deficiencies.
3. Major Deterioration - if it has at least one major component with a major deficiency, or worse; and more than two major or minor components with major deficiencies.
4. Substandard, Warranting Clearance - if it has at least one major component which is substandard, and three minor components with major deficiencies, or two major components which are substandard or, because of a significant number of minor, major and/or substandard deficiencies, is deemed to be

economically infeasible for rehabilitation.

Other accessory buildings and structures are considered to be:

1. Standard - if no apparent defects exist.
2. Minor Deterioration - if only minor defects exist and normal maintenance is required.
3. Major Deterioration - if substandard defects require major repair or replacement.
4. Substandard - if numerous major defects or failing materials exist requiring replacement.

In addition to determining the physical condition of the principal and accessory structures, the overall condition of the property site features and other site improvements was ascertained. Thus, a combination of building conditions, driveway/off street parking area conditions, parking space, adequacy, accessory structures (billboard, storage sheds, trash facilities, fences, garages, etc.) conditions, and site features (service walks, private alleys, landscaping, etc.) was used to determine whether a property, including vacant land, was in a sound, deteriorating or substandard condition. Using this method, a total of 77 principal structures were found and all were surveyed. Of the 77 principal structures, 20 (26%) were found to be in a substandard condition; 26 (34%) were found to exhibit major deterioration. **Only 16 of the principal buildings were found to be in a sound condition.** Table 4 below Summarizes the property and building conditions. A detailed Summary of each property and its condition can be found in Appendix 6 - Building/Property Conditions Survey Forms and Table 3.

Table 4

Summary of Building and Property Conditions

<u>Conditions</u>	<u>Sound</u>	<u>Minor Deterioration</u>	<u>Major Deterioration</u>	<u>Substandard</u>	<u>Total</u>
Principal Buildings	16	15	26	20	77
Principal Buildings	16	15	26	20	77
Accessory Buildings	3	5	8	4	20
Totals	19	20	34	24	97

* Buildings are defined as principal structures.

** Vacant Lots may contain accessory structures such as fences, doghouses, sheds, etc. See Appendix 6 for additional information.

Appendix 7 - Photographs of the Study Area contains a sampling of the

approximately 700 photographs taken of structures and conditions in the Study Area. These photographs attempt to depict the current deteriorating building and environmental conditions of the Study Area.

In addition to the above-cited major structures, there were found to be 20 accessory or minor structures. These are primarily garages and storage building. In general most, but not all, of these structures evidence major deficiencies or were substandard and constitute a blight on the area. There were also a number of fences in the area north of Forge Street. Most, but not all, of them were in various states of disrepair and deterioration, some to the point of failure and collapse.

In addition to the extensive survey of the Study Area undertaken in October of 2000, the City of Akron Health Department reviewed its records for recent violations of the Environmental Health and Housing Code by dwelling units in the area. Four properties in the area had current orders to comply code violations, and these are included in Appendix 8.

I. Infrastructure and Public Utilities

A number of deficiencies exist with respect to the infrastructure, public utilities and environmental conditions within the Study Area.

- Curbs, gutters and sidewalks for virtually the entire length of the project area along E. Market Street are seriously deteriorated and substandard. On the western end the curb is completely missing for almost 100 feet. Curbs are broken, missing pieces, out of line, depressed or elevated out of grade. Sidewalks are broken, cracked, missing pieces, depressed or elevated out of grade. Catch basins were broken and cracked.
- The surfaces of Ohio, Forge and Nebraska Streets, in the Study Area, are cracked and sprawling with several potholes, missing surface material, etc. It is deteriorated and a blight on the study area.
- Sidewalk, curb and gutter along the south side of Perkins Street, both sides of Ohio Street, both sides of Forge Street, the west side of Arch Street from Forge Street to Perkins Street is likewise broken, cracked, depressed and elevated out of grade and substandard. In several locations the sidewalk is so covered with debris and vegetation, or so out of grade and broken, that it cannot be traversed at all.
- While not in as bad of condition, sidewalks, curb and gutters, catch basins and street surface along both sides of Adolph Street from Market Street to Forge Street, Arch Street from Market Street to Forge Street, Upson Street from Arch Street to Adams Street, and the west side of Adams Street from Forge Street to Market Street are cracked, broken, out of grade etc.

- The surface of the public alley from Forge to the SUMMA parking deck at 75 Arch Street is broken and seriously deteriorated.

J. Environmental Conditions

- The vacant lots, as well as many developed lots, in the area evidence considerable debris, old tires, containers, paper, stored building materials, etc. and are an adverse influence on the area. There are 14 identified vacant lots in the area. Six of these are used for parking for adjacent dwellings or hospital workers. None of the parking areas are paved. They either have some gravel scattered on them or grass and soil. All are characterized by having broken, cracked and separated concrete sidewalks and drive aprons, where the latter exist. They also tend to collect litter and other trash. They all constitute a blight on the area
- The following observations of blocking of public sidewalks by vehicles were made during the survey. In front of the SUMMA Medical Facility at 40 Arch Street, it was observed that various ambulances service trucks, and other vehicles routinely park on the sidewalk, blocking pedestrian traffic. The removal of a patient from an ambulance, in a non-emergency situation, was observed at this location. At 485 Ohio Street, which is the location of a commercial enterprise, service vehicles from the business blocked both the sidewalk and street in the morning loading materials for use elsewhere. Both of the above situations appeared to be routine and occur on a regular basis. At 482 Perkins Street the walk was blocked by a truck for several days while the roof on the structure at this address was being replaced. This is a safety hazard, a misuse of public infrastructure and blight on the area.
- While the survey was underway, several boarded up dwelling units was observed in the area. There were also some unboarded, vacant open units in the area. Some of these had obviously been broken into and vandalized. On several occasions, persons were observed removing various items (doors, appliances, baseboard, plumbing fixtures, etc.) from these units and carrying them to other occupied units in, and around, the area.
- At 499-501 Ohio Street a motorcycle was observed to be parked on the sidewalk on several different occasions. This appears to be routine procedure. This is a safety hazard, a misuse of public infrastructure, and blight on the area.
- A number of the yard areas for various dwelling units were found to contain trash, debris, weeds, plumbing fixtures, junk vehicles (3), scattered building materials, etc. These conditions constitute blight on the area.
- The billboard at 575 East Market Street has a deteriorated base which causes dirt and concrete sediment to wash over the sidewalk at that location.

K. Social Conditions

Given the relatively small size of the Study Area, there are not many direct adverse social conditions which can be attributed strictly to this area. However, it undoubtedly reflects the conditions of the immediate surrounding area. Some of these adverse social conditions are set forth on page 3 of this report and deal with the high poverty rate, lower property values, higher dwelling unit vacancy, etc. Further information on these conditions can be found in Appendix 4.

Some indication of the existence of these adverse conditions can be found in the fact that a number of the vacant buildings in the area evidenced various types of graffiti, both inside and outside, which is often an indicator of gang activity.

V. STATEMENT OF FINDINGS

The information presented in the above sections of this study, and in the attached appendices, is adequate to support the finding that the entire SUMMA Urban Renewal Area is a "blighted area" under the provisions of Chapter 725 of the Ohio Revised Code.

Overall, the majority of the evidence indicates there exists in general, throughout the entire SUMMA Urban Renewal Area, conditions which substantially impair the sound growth the SUMMA Urban Renewal Area, as well as the entire municipality, and constitute a menace to the public health, safety, morals and welfare of the area and community.

The specific findings for the SUMMA Urban Renewal Area are as follows:

- the existence of a substantial number of substandard and deteriorated properties. Of the 77 principal structures within the Study Area, 20 (26%) were found to be in a substandard condition, and another 26 (34%) had major deterioration;
- only 16 (20%) of the principal buildings throughout the Study Area were found to be sound;
- the existence of a substantial number (12) and percentage (60%) of accessory building which are deteriorated and a blight on the area;
- the existence of unsanitary and unsafe conditions at specific locations within the Study Area;
- the existence of conditions which endanger life or property by fire and other causes;
- lot ownership which impairs or arrests sound growth and development in the area;

- faulty lot layout in relation to accessibility due to obsolete platting;
- deteriorated public infrastructure and related improvements throughout the Study Area;
- the existence of detrimental land uses not in accord with present zoning;
- unsafe and unsanitary conditions as evidenced by the considerable amount of trash, debris, and litter;
- inadequate street layout which forces vehicles to use sidewalks to undertake necessary tasks in the area;
- deviant and anti social behavior as evidenced by the virtual stripping of anything of value in vacant structures in the area.

These above stated conditions are found to substantially impair and arrest the sound growth of the municipality, retard the provisions of housing accommodations, or constitute an economic or social liability and are a menace to the public health, safety, morals or welfare of the SUMMA Urban Renewal Area. Thus, conditions taken as a whole as of October, 2000, provide the basis for making a finding that the entire SUMMA Urban Renewal Area is a "blighted area" under the definition set forth in Chapter 725 of the Ohio Revised Code.

SUMMA URBAN RENEWAL PLAN

I. Location of the SUMMA Urban Renewal Area

The SUMMA Urban Renewal Area is located in the City of Akron, County of Summit, State of Ohio, and is bounded as shown on Map 2 and as described in Exhibit 1, attached hereto. The Renewal Area consists of approximately 48.5 acres situated on the central near east side of the City of Akron and generally bounded by East Market Street on the south, Ohio Route 8 and North Adolph Street on the west, Perkins Street and Forge Street on the north, and Arch and Adams Street on the east.

II. Statement of Development Objectives to be Achieved by the Project

The goals of the City of Akron in undertaking the project are: 1) to eliminate blight and to prevent recurrence of blight; 2) to enable the expansion and redevelopment of the SUMMA Medical Center complex to serve the needs of the residents of the City of Akron, and all of Summit County and surrounding areas.

To carry out the project's goals, the following specific objectives are proposed:

A. Land Use Objective

1. Enhance the viability of the SUMMA Urban Renewal Area by encouraging land uses which are compatible with a public facilities area, particularly public facilities which serve the medical needs of the population.
2. Remove blighted and incompatible properties within the project area which are deteriorated, or a threat to the public health, safety and general welfare;
3. Provide a suitable area for the expansion of the SUMMA Medical Center complex;
4. Prohibit incompatible uses from locating in the project area;
5. Provide an improved street layout which will better serve the medical complex and remove conditions which result in the improper use of street and sidewalks.

B. Environmental Objective

Develop an attractive and visually improved environment which is consistent with the SUMMA Redevelopment Plan:

1. Remove properties which are poorly maintained, deteriorated and attract nuisance activity that detract from public facilities use within the urban renewal

area, and are detrimental to the health, safety and welfare of the general public and persons who pass through the area.

2. Implement redevelopment which will prevent blighted conditions from recurring that are harmful to persons within, adjacent to, and who pass through the renewal area.
3. Develop attractive, well-landscaped and lighted facilities which improve the appearance of the SUMMA vicinity.
4. Clean up and improve the right-of-way along East Market, North Adolph, Nebraska, Upson, Perkins, Adams, Arch and Ohio Streets.
5. Vacate certain street and rights of way so as to permit proper planned development of the SUMMA Medical Center

C. Public Improvements Objective

Continue the City's program of upgrading public improvements within the East Akron Area including the sidewalks, curbs, gutter and street surface.

D. Circulation Objective

Improve the safety and efficiency of people, goods and services via all circulation modes including walking, automobiles and trucks:

1. Continue the upgrading of the East Market Street sidewalk, curb, gutter and street surface.
2. Vacate certain streets and rights of way so as to promote the proper development of the SUMMA Medical Center, and otherwise enhance traffic movement in the area.
3. Work with the State of Ohio to improve the egress from Ohio Route 8 to Perkins Street.
4. Improve ease of access to and within the SUMMA Medical Center.

E. Economic Objective

Facilitate the development and expansion of SUMMA Medical Center, and related uses, to serve the entire city:

Remove blighting conditions and thereby encourage public facilities development in the SUMMA and East Akron area.

1. Facilitate the continued development and expansion of the SUMMA Medical Center and attendant office and support facilities, or other medically related uses compatible with the area, and provision of necessary supporting public infrastructure.
2. Provide for redevelopment which will provide new jobs for Akron area residents.

III. Types of Proposed Renewal Actions

Proposed renewal actions to be carried out by the City following adoption of the renewal plan may include acquisition and clearance of property, the sale or lease of land for redevelopment, construction of supporting infrastructure, vacation of streets and other rights of way, and additional actions to support new medical facilities, and accessory and support uses or office activity. Redevelopment sites controlled by the City are to be acquired by agreements with the City setting forth permitted uses, use restrictions and development requirements.

IV. Land Use Plan

A. Proposed Land Uses

In order to achieve the objectives of this Urban Renewal Plan, the proposed land use within the SUMMA Urban Renewal Area is classified under Public Facilities District, which includes public or private hospital or other uses of an eleemosynary character. Permitted land uses shall include all uses permitted under Chapter 153.104 (UHD zoning classification) of the Akron Zoning Code. Land Use Plan Map 5 depicts permitted land use of Public Facilities. In order to achieve the objectives of this Urban Renewal Plan, the proposed land use within the SUMMA Urban Renewal Area is classified under Public Facilities District, which includes public or private hospital or other uses of an eleemosynary character. Permitted land uses shall include all uses permitted under Chapter 153.104 (UHD zoning classification) of the Akron Zoning Code. Land Use Plan Map 5 depicts permitted land use of Public Facilities.

B. Zoning

1. Existing Zoning Map

The existing zoning for the SUMMA Urban Renewal Area is Institutional (UHD), Medium and low density residential (U1, A1) and retail (U3). The Urban Renewal Plan Map 4 indicates existing zoning.

2. Proposed Zoning

It is proposed that institutional use (UHD) zoning within the SUMMA Renewal Area be expanded to include the block bordered by Ohio Street, Arch Street,

Forge Street and Adolph Street and all property within the boundary of Forge Street, Adams Street, East Market Street and N. Adolph Street. Map 6 indicates proposed zoning.

C. Additional Development Standards and Regulations

In addition to complying with the development standards and regulations set forth in the Akron Zoning Code, development in the SUMMA Urban Renewal Area shall comply with the following:

1. Parking Facilities

The design, layout and access to off-street parking shall be reviewed and approved by the City. All parking and service areas shall be paved and landscaped.

2. Outdoor Advertising Displays

No outdoor advertising display of any nature shall be placed, erected or located in the SUMMA Urban Renewal Area.

3. On-Premise Exterior Signs

The following guidelines apply to all exterior signage in the SUMMA Urban

- a. Signage shall be an essential permanent part of the overall building or landscape design; pole signs are prohibited.
- b. All signage materials shall be compatible with building materials and colors.
- c. Mechanically moving signage or flashing lights shall be prohibited.
- d. A sign may not project above the roof of a structure to which it is affixed.
- e. Any new signs or replacement of existing signs shall be reviewed by the Urban Design and Historic & Preservation Commission and receive the approval of the Akron City Planning Commission.

4. Utilities

All private and public utilities will be placed underground.

5. Building Design

Construction of any new buildings within the SUMMA Urban Renewal Area shall be reviewed by the Urban Design and Historic & Preservation Commission and receive

the approval of the Akron City Planning Commission.

6. Building Materials

All building materials shall be split face block or brick, and shall be subject to approval by the City.

7. Positioning of Primary Buildings

Building service areas should not be visible from public streets.

8. On Site Trash Storage

On site trash materials shall be stored in a structure(s) that match the materials of the primary buildings.

9. Access

Vehicular ingress and egress to buildings and parking areas shall be approved by the City Traffic Engineer. Multiple buildings should be served by a common access point.

10. Landscaping

At a minimum 30% of the site available for development shall be non-paved, non-building area suitably landscaped. Parking setback from all adjacent streets a minimum of ten (10) feet in width and suitably landscaped to screen the parking area. Landscape design shall be subject to approval by the City.

11. Exterior Lighting

All public exterior area shall be well lighted in a manner suitable for the intended use. Lighting should be adequate for the intended use, but should be sited and of such a nature as to not be intrusive into surrounding areas.

12. Storm Water Management

The developer shall submit a storm water management plan to control the run-off, siltation and sedimentation during construction and to control the run-off after the development is completed. The plan is to be consistent with all the requirements of Section 193.101-114 of the Code of Ordinances and is to be subject to the approval of the Bureau of Engineering and submitted prior to the issuance of any building permits.

V. Project Proposals

A. Land Acquisition

1. Identification of real property proposed to be acquired for:

Real property to be acquired for redevelopment is shown on Map 7, Land to be Acquired. At this time no parcels of land are designated for acquisition.

2. Conditions under which Properties not Identified to be Acquired may be Acquired.

Properties which are severely deteriorated (substandard or major deterioration) may be acquired in order to remove conditions of blight which constitute a threat to health, safety and welfare in the area. Structures which are not substandard, or in a state of major deterioration, may be acquired when they are necessary for public improvements, or when their acquisition is necessary in order to carry out the development goals of the plan, and to permit proper and orderly development in the project area.

3. Conditions under which Properties Identified to be Acquired may not be Acquired.

Such properties may not be acquired if it is determined that an acceptable alternative will achieve the objectives of the Plan.

B. Rehabilitation and Conservation

There are no structures designated for rehabilitation. Rehabilitation of buildings and properties may be undertaken if determined to further the objectives of the Plan.

C. Redeveloper's Obligations

Redevelopment within the SUMMA Urban Renewal Area on land to be acquired by the City, shall be restricted by a Lease Agreement or Redevelopment Agreement executed by the City and the Redeveloper. The Lease Agreement or Redevelopment Agreement and project reviews and approval shall apply to all of the Redeveloper's contiguous property within the urban renewal area. The Lease Agreement or Redevelopment Agreement shall include the following provisions:

1. The Redeveloper shall submit site plans and building plans to the City of Akron, Department of Planning and Urban Development. The Urban Design and Historic Preservation Commission shall review and the City Planning Commission shall approve these plans prior to commencement of construction to determine compliance of such plans with the Renewal Plan. It is expressly

understood that approval of any plans by the City of Akron applies to any and all features shown thereon; and that any subsequent additions, deletions, or other modifications thereof are required to be submitted by the developer before construction of such modifications can begin.

2. The Redeveloper shall commence rehabilitation or new construction on land acquired by the City and conveyed to the Redeveloper within 12 months after conveyance.
3. The Redeveloper shall agree that no covenant, agreement, lease conveyance or other instrument relating to the property shall be effected or executed on the basis of race, creed, color, sex or national origin in the sale, lease, use or occupancy thereof.
4. The Redeveloper shall maintain the structure and facilities in accordance with all codes and ordinances of the City of Akron.

VI. Other Provisions

A. Relationship to Local Objectives

The Urban Renewal Plan proposals are based on planning objectives for the City of Akron as expressed in the General Plan and Workable Program of the City of Akron. The Urban Renewal Plan provides for the redevelopment of the project area in a manner which will promote the public health, safety, morals and welfare.

The acquisition and elimination of blighted conditions and the prevention of the recurrence of blight will benefit the general public and the business and property owners adjacent to the SUMMA Urban Renewal Area.

The land use proposals of the plan will provide for development of hospital and related medical and attendant facilities and parking.

B. Relocation Plan

Should action by the City result in displacement of any residents, the relocation of displaced individuals, or families will be carried out in conformance with the City of Akron Relocation Plan and Activity Program.

VII. Other Development Provision

A. Duration of the Renewal Plan Restrictions

The Renewal Plan and/or modification thereof shall be in force and effect for a period of 40 years from the date of approval of this Renewal Plan by the City of Akron. The termination of this Renewal Plan shall in no way permit the project land

or any part thereof to be restricted on the basis of race, creed, color, sex, or national origin in the sale, use, or occupancy thereof; nor shall it permit the practice of discrimination based on race, creed, color, sex, or national origin.

B. Provisions for Amending Approved Plan

This Renewal Plan may be amended from time to time upon approval by the City Planning Commission and City Council.

EXHIBIT 1

BOUNDARY DESCRIPTION

SUMMA URBAN RENEWAL AREA

Beginning at a point, said point being the intersection of the northern right of way line of East Market Street and the western right of way line of Adams Street, thence in a westerly direction along the north right of way line of East Market Street to a point, said point being the intersection of the northern right of way line of East Market Street and the eastern right of way line of Ohio Route 8, thence in a northerly direction along the eastern right of way line of Ohio Route 8 to a point, said point being the intersection of the eastern right of way line of Ohio Route 8 and the southern right of way line of Forge Street, thence in an easterly direction along the southern right of way line of Forge Street to a point, said point being the intersection of the southern right of way line of Forge Street and the eastern right of way line of North Adolph Street, thence in a northerly direction along the eastern right of way line of North Adolph Street to a point, said point being the intersection of the eastern right of way line of North Adolph Street and the southern right of way line of Perkins Street, thence in an easterly direction along the southern right of way line of Perkins Street to a point, said point being the intersection of the southern right of way line of Perkins Street and the western right of way line of Arch Street, thence in a southerly direction to a point, said point being the intersection of the western right of way line of Arch Street and the southern right of way line of Forge Street, thence in an easterly direction along the southern right of way line of Forge Street to a point, said point being the intersection of the southern right of way line of Forge Street and the western right of way line of Adams Street, thence in a southerly direction along the western right of way line of Adams Street to a point, said point being the point of origin: all located in the City of Akron, County of Summit, Ohio.

SUMMA Urban Renewal Area

Table 1

Tax Parcel Size

Address	Tax Parcel Number	Acres	Square Feet
420 PERKINS ST	6700175	0.08	3,600
525 MARKET ST	6700965	11.63	506,719
N ADAMS ST	6701033	0.1	4,551
N ADAMS ST	6701034	0.15	6,450
N FORGE ST	6701037	0.29	12,714
NEBRASKA ST	6701038	0.1	4,290
98 NEBRASKA ST	6701039	0.1	4,290
N-FORGE ST	6701042	0.13	5,512
N ADOLPH AV	6701043	0.11	4,950
NEBRASKA ST	6701044	0.02	1,000
N FORGE ST	6701046	0.19	8,294
FORGE ST	6701048	0.08	3,420
118 ARCH ST	6701050	0.17	7,252
NEBRASKA ST	6701051	0.09	3,900
55 ARCH ST	6701052	3.17	137,895
438 PERKINS ST	6704970	0.18	7,920
63 N ADOLPH AV	6706709	0.29	12,415
505 OHIO ST	6708310	0.07	2,880
517 OHIO ST	6709189	0.05	2,240
450 PERKINS ST	6710745	0.12	5,040
482 PERKINS ST	6711002	0.07	2,904
128 NEBRASKA ST	6711719	0.06	2,660
500 OHIO ST	6715957	0.21	9,180
132 N FORGE ST	6715999	0.12	5,346
508 OHIO ST	6718850	0.08	3,690
120 NEBRASKA ST	6719607	0.14	6,000
525 OHIO ST	6720342	0.06	2,400
486 OHIO ST	6721313	0.31	13,680
509 OHIO ST	6722368	0.05	1,980
456 PERKINS ST	6722371	0.05	1,980
150 N ADAMS ST	6722774	0.34	14,608
148 N FORGE ST	6724088	0.16	7,128
506 OHIO ST	6728221	0.09	4,050
529 OHIO ST	6732703	0.07	2,904
176 N FORGE ST	6734990	0.11	4,794
174 N FORGE ST	6734991	0.13	5,508
520 OHIO ST	6737920	0.08	3,645
E MARKET ST	6738025	0.13	5,663
146 N FORGE ST	6738325	0.16	7,128
ARCH ST	6738483	0.08	3,300
ARCH ST	6738484	0.08	3,339
525 E MARKET ST	6738485	0.13	5,715
525 E MARKET ST	6738487	0.06	2,664
N ADOLPH AV	6741322	0.32	14,076
480 OHIO ST	6742538	0.06	2,772
156 N FORGE ST	6744232	0.12	5,346
528 OHIO ST	6744652	0.05	2,300
458 PERKINS ST	6745426	0.05	1,980
178 ARCH ST	6745724	0.1	4,350

SUMMA Urban Renewal Area

Table 1

Tax Parcel Size

Address	Tax Parcel Number	Acres	Square Feet
122 N FORGE ST	6746100	0.01	352
122 N FORGE ST	6746101	0.09	3,848
124 NEBRASKA ST	6746237	0.06	2,625
133 N ADOLPH AV	6747110	0.14	5,940
430 PERKINS ST	6747607	0.04	1,860
434 PERKINS ST	6748268	0.04	1,860
174 ARCH ST	6749163	0.09	3,834
499 OHIO ST	6749931	0.06	2,520
444 PERKINS ST	6749932	0.12	5,400
521 OHIO ST	6750000	0.06	2,640
75 ARCH ST	6751972	0.41	17,952
104 NEBRASKA ST	6752139	0.09	3,900
75 ARCH ST	6752876	0.86	37,664
57 N ADOLPH AV	6753687	0.25	11,040
N ADAMS ST	6755585	2	88,972
161 N FORGE ST	6756407	2.38	103,673
114 ARCH ST	6800350	0.17	7,400
479 OHIO ST	6801336	0.04	1,620
N ADAMS ST	6802502	0.15	6,450
164 N FORGE ST	6805167	0.12	5,346
464 PERKINS ST	6805889	0.06	2,640
476 PERKINS ST	6807373	0.05	2,112
496 OHIO ST	6807477	0.25	10,740
170 N FORGE ST	6808240	0.12	5,346
142 N FORGE ST	6808957	0.16	7,128
575 E MARKET ST	6810444	0.11	4,830
581 E MARKET ST	6810460	0.11	4,929
581 E MARKET ST	6810461	0.27	11,648
513 OHIO ST	6810643	0.05	1,980
174 N ADAMS ST	6810800	0.29	12,672
N ADAMS ST	6810801	0.03	1,232
416 PERKINS ST	6811157	0.13	5,742
N ADAMS ST	6814490	0.12	5,270
180 N FORGE ST	6815461	0.06	2,555
490 OHIO ST	6818416	0.03	1,320
460 PERKINS ST	6818685	0.07	3,040
75 N ADOLPH AV	6820155	0.17	7,600
524 OHIO ST	6821872	0.08	3,294
136 N FORGE ST	6824282	0.12	5,346
139 N FORGE ST	6825017	0.11	4,950
130 N FORGE ST	6825699	0.12	5,346
128 N FORGE ST	6825700	0.12	5,396
124 N FORGE ST	6825701	0.11	4,850
149 N ADOLPH AV	6825703	0.04	1,782
109 N ADOLPH AV	6825704	0.14	6,204
103 N ADOLPH AVE	6825705	0.18	7,888
77 N ADOLPH AV	6825835	0.12	5,150
533 OHIO ST	6826266	0.05	2,112
512 OHIO ST	6826654	0.08	3,564
112 NEBRASKA ST	6827163	0.13	5,590
117 N ADOLPH AV	6827499	0.12	5,412

SUMMA Urban Renewal Area

Table 1

Tax Parcel Size

Address	Tax Parcel Number	Acres	Square Feet
472 PERKINS ST	6827627	0.07	2,904
N ADAMS ST	6829975	0.06	2,730
N ADAMS ST	6829976	0.09	4,074
116 NEBRASKA ST	6830093	0.14	6,110
473 OHIO ST	6830260	0.05	2,178
160 N FORGE ST	6831636	0.12	5,346
470 PERKINS ST	6832795	0.07	2,880
152 N FORGE ST	6833698	0.12	5,346
514 OHIO ST	6835614	0.07	3,201
123 N ADOLPH AV	6838017	0.1	4,356
121 N ADOLPH AV	6838069	0.1	4,356
485 OHIO ST	6838662	0.17	7,260
485 OHIO ST	6838663	0.05	2,100
481 OHIO ST	6839999	0.03	1,380
188 ARCH ST	6840233	0.07	2,904
125 N ADOLPH AV	6841038	0.2	8,712
113 N ADOLPH AV	6845376	0.12	5,412
579 E MARKET ST	6845627	0.07	3,218
491 OHIO ST	6847084	0.05	2,100
145 N ADOLPH AV	6847326	0.04	1,782
104 N FORGE ST	6847510	0.15	6,700
11 ARCH ST	6848787	0.14	6,110
21 ARCH ST	6848788	0.28	12,309
N ADOLPH AV	6833777	0.2	8,598
N ADOLPH AV	6833779	0.15	6,578
N ADOLPH AV	6833780	0.12	5,122
N ADOLPH AV	6716072	0.01	488
N ADOLPH AV	6716070	0.12	5,033
N ADOLPH AV	6716071	0.6	2,586
N ADOLPH AV	6716069	0.18	7,635
N ADOLPH AV	6716060	0.18	7,877
N ADOLPH AV	6716061	0.18	7,970
E MARKET ST	6716066	0.12	5,081
N ADOLPH AV	6716062	0.18	7,902
457 E MARKET ST	6716063	0.19	8,120
457 E MARKET ST	6716064	0.4	17,228
457 E MARKET ST	6716065	0.04	2,104
N ADOLPH AV	6833778	0.12	5,134

SUMMA Urban Renewal Area

Table 2
Ownership Data

Parcel Number	Address	Owner
6752139	104 NEBRASKA ST	AMHA
6845376	113 N ADOLPH AV	BENNINGTON CONSTANCE M
6805167	164 N FORGE ST	BLAIR JEFFERSON LEON & CAROL E
6704970	438 PERKINS ST	BROWN HELEN TRUSTEE
6711719	128 NEBRASKA ST	BROWN LLOYD W AND ANN D
6818416	490 OHIO ST	BURNS RAY M
6818685	460 PERKINS ST	CALCAMP WAYNE JR
6838017	123 N ADOLPH AV	COFFMAN DONALD J E & LINDA L
6838069	121 N ADOLPH AV	COFFMAN DONALD J E & MOORE LINDA L
6807477	496 OHIO ST	CONLEY BERTHA
6718850	508 OHIO ST	CONLEY WILLIAM R
6721313	486 OHIO ST	CONLEY WILLIAM R & BERTHA M
6749931	499 OHIO ST	COWX STEVEN M
6747607	430 PERKINS ST	CULGAN CLIFFORD J & REBECCA L
6720342	525 OHIO ST	CYPRYL FRANK & CEATRIS F
6832795	470 PERKINS ST	CYPRYL FRANK & CEATRIS FAYE
6839999	481 OHIO ST	DICKINSON FRED A
6715957	500 OHIO ST	DICKINSON FRED A
6728221	506 OHIO ST	DICKINSON FRED A O
6841038	125 N ADOLPH AV	F & S PARTNERSHIP
6747110	133 N ADOLPH AV	F & S PARTNERSHIP
6709189	517 OHIO ST	GEIGER EDWARD L
6807373	476 PERKINS ST	GEORGAKOPOULOS SOTIRIOS
6734991	174 N FORGE ST	GRABER NANCY
6734990	176 N FORGE ST	GRABER NANCY
6815461	180 N FORGE ST	GRABER NANCY L
6835614	514 OHIO ST	GREER MARVIN J
6827499	117 N ADOLPH AV	HAMSHER JOEL C
6845627	579 E MARKET ST	HOY SANFORD L
6724088	148 N FORGE ST	HUGHES MITCHELL L & CRIST MILDRED W
6827627	472 PERKINS ST	JIVIDEN BRYAN KEITH & LARITA MARLENE
6840233	188 ARCH ST	JIVIDEN BRYAN KEITH & VERNON L
6711002	482 PERKINS ST	JIVIDEN LARITA MARLENE TRUSTEE
6732703	529 OHIO ST	JIVIDEN LARITA MARLENE TRUSTEE
6826654	512 OHIO ST	KAKISH NAWZAT H
6722371	456 PERKINS ST	LOVETT DEMETRIUS
6749932	444 PERKINS ST	MALLORY ARCHER L
6708310	505 OHIO ST	MALLORY ARCHER L
6710745	450 PERKINS ST	MALLORY ARCHER L & MADA J
6826266	533 OHIO ST	MEYERS GERALD M & DONNA J
6801336	479 OHIO ST	MEYERS RON E JR
6742538	480 OHIO ST	MEYERS RON E JR
6700175	420 PERKINS ST	MIHALCA CORNELIU
6810444	575 E MARKET ST	MIKTARIAN JOSEPH R
6810460	581 E MARKET ST	MIKTARIAN MIKE & PAUL & ZOBBOY &
6810461	581 E MARKET ST	MIKTARIAN MIKE & PAUL & ZOBBOY &
6811157	416 PERKINS ST	MILLER WILLIAM F & PATRICIA M CO-TRUSTEE
6805889	464 PERKINS ST	MURPHY OCIE
6745426	458 PERKINS ST	PHELPS LARRY L & THERESA D
6821872	524 OHIO ST	RADCLIFF DAVID L & BACHTEL LINDA
6825017	139 N FORGE ST	RODGERS WILLIAM & PATRICIA A TRUSTEES
6825705	103 N ADOLPH AVE	ROTH ARNOLD
6825704	109 N ADOLPH AV	ROTH ARNOLD

SUMMA Urban Renewal Area

Table 2
Ownership Data

Parcel Number	Address	Owner
6738325	146 N FORGE ST	SABAH MORTEZA
6737920	520 OHIO ST	SAVAGE ROBERT P JR & KATHY J
6744652	528 OHIO ST	SCHIRACK ROBERT & JULIA
6749163	174 ARCH ST	SCHIRACK ROBERT C & JULIA M
6745724	178 ARCH ST	SCHIRACK ROBERT C & JULIA M
6722368	509 OHIO ST	SMITH DAVID M & SONNIE D
6716063	457 E MARKET ST	SPITZER HARDWARE & SUPPLY COMPANY
6716064	457 E MARKET ST	SPITZER HARDWARE & SUPPLY COMPANY
6716065	457 E MARKET ST	SPITZER HARDWARE & SUPPLY COMPANY
6716066	457 E MARKET ST	SPITZER HARDWARE & SUPPLY COMPANY
6716060	N ADOLPH AV	SPITZER HARDWARE & SUPPLY COMPANY
6716061	N ADOLPH AV	SPITZER HARDWARE & SUPPLY COMPANY
6716062	N ADOLPH AV	SPITZER HARDWARE & SUPPLY COMPANY
6716069	N ADOLPH AV	SPITZER HARDWARE & SUPPLY COMPANY
6716070	N ADOLPH AV	SPITZER HARDWARE & SUPPLY COMPANY
6716071	N ADOLPH AV	SPITZER HARDWARE & SUPPLY COMPANY
6716072	N ADOLPH AV	SPITZER HARDWARE & SUPPLY COMPANY
6833777	N ADOLPH AV	SPITZER HARDWARE & SUPPLY COMPANY
6833778	N ADOLPH AV	SPITZER HARDWARE & SUPPLY COMPANY
6833779	N ADOLPH AV	SPITZER HARDWARE & SUPPLY COMPANY
6833780	N ADOLPH AV	SPITZER HARDWARE & SUPPLY COMPANY
6838662	485 OHIO ST	STANEK LEONARD J & MARILYN TRUSTEES
6748268	434 PERKINS ST	SULONGTEH PAUL & PEARL
6847510	104 N FORGE ST	SUMMA HEALTH SYSTEM
6848787	11 ARCH ST	SUMMA HEALTH SYSTEM
6827163	112 NEBRASKA ST	SUMMA HEALTH SYSTEM
6800350	114 ARCH ST	SUMMA HEALTH SYSTEM
6830093	116 NEBRASKA ST	SUMMA HEALTH SYSTEM
6701050	118 ARCH ST	SUMMA HEALTH SYSTEM
6719607	120 NEBRASKA ST	SUMMA HEALTH SYSTEM
6746237	124 NEBRASKA ST	SUMMA HEALTH SYSTEM
6808957	142 N FORGE ST	SUMMA HEALTH SYSTEM
6722774	150 N ADAMS ST	SUMMA HEALTH SYSTEM
6744232	156 N FORGE ST	SUMMA HEALTH SYSTEM
6831636	160 N FORGE ST	SUMMA HEALTH SYSTEM
6756407	161 N FORGE ST	SUMMA HEALTH SYSTEM
6848788	21 ARCH ST	SUMMA HEALTH SYSTEM
6750235	525 E MARKET ST	SUMMA HEALTH SYSTEM
6758584	525 E MARKET ST	SUMMA HEALTH SYSTEM
6758838	525 E MARKET ST	SUMMA HEALTH SYSTEM
6758839	525 E MARKET ST	SUMMA HEALTH SYSTEM
6700965	525 MARKET ST E(151	SUMMA HEALTH SYSTEM
6701052	55 ARCH ST	SUMMA HEALTH SYSTEM
6751941	57 N ADOLPH AV	SUMMA HEALTH SYSTEM
6752876	75 ARCH ST	SUMMA HEALTH SYSTEM
6820155	75 N ADOLPH AV	SUMMA HEALTH SYSTEM
6825835	77 N ADOLPH AV	SUMMA HEALTH SYSTEM
6701039	98 NEBRASKA ST	SUMMA HEALTH SYSTEM
6738025	E MARKET ST	SUMMA HEALTH SYSTEM
6701048	FORGE ST	SUMMA HEALTH SYSTEM
6701033	N ADAMS ST	SUMMA HEALTH SYSTEM
6751771	N ADAMS ST	SUMMA HEALTH SYSTEM
6755585	N ADAMS ST	SUMMA HEALTH SYSTEM

SUMMA Urban Renewal Area

Table 2
Ownership Data

Parcel Number	Address	Owner
6802502	N ADAMS ST	SUMMA HEALTH SYSTEM
6810801	N ADAMS ST	SUMMA HEALTH SYSTEM
6814490	N ADAMS ST	SUMMA HEALTH SYSTEM
6829975	N ADAMS ST	SUMMA HEALTH SYSTEM
6829976	N ADAMS ST	SUMMA HEALTH SYSTEM
6701043	N ADOLPH AV	SUMMA HEALTH SYSTEM
6741322	N ADOLPH AV	SUMMA HEALTH SYSTEM
6701042	N FORGE ST	SUMMA HEALTH SYSTEM
6701046	N FORGE ST	SUMMA HEALTH SYSTEM
6849864	N FORGE ST	SUMMA HEALTH SYSTEM
6701038	NEBRASKA ST	SUMMA HEALTH SYSTEM
6701044	NEBRASKA ST	SUMMA HEALTH SYSTEM
6701051	NEBRASKA ST	SUMMA HEALTH SYSTEM
6746101	122 N FORGE ST	SUMMA HEALTH SYSTEM HOSPITALS
6825701	124 N FORGE ST	SUMMA HEALTH SYSTEM HOSPITALS
6825700	128 N FORGE ST	SUMMA HEALTH SYSTEM HOSPITALS
6715999	132 N FORGE ST	SUMMA HEALTH SYSTEM HOSPITALS
6824282	136 N FORGE ST	SUMMA HEALTH SYSTEM HOSPITALS
6833698	152 N FORGE ST	SUMMA HEALTH SYSTEM HOSPITALS
6759229	120 NEBRASKA ST	SUMMA HEALTH SYSTEMS
6759224	63 N ADOLPH AV	SUMMA HEALTH SYSTEMS
6759225	ARCH ST	SUMMA HEALTH SYSTEMS
6759226	ARCH ST	SUMMA HEALTH SYSTEMS
6759228	N ADOLPH AV	SUMMA HEALTH SYSTEMS
6825699	130 N FORGE ST	SUMMA HEALTH SYSTEMS HOSPITALS
6808240	170 N FORGE ST	TONIES GEORGE N & DRUCILLA D
6825703	149 N ADOLPH AV	TUCKER LAND MANAGEMENT LLC
6847084	491 OHIO ST	WENGERD FRED A & DONALD L
6810643	513 OHIO ST	WILMAR PROPERTIES
6830260	473 OHIO ST	WISE JULIE A & CHRISTOPHER A & LINDA K
6847326	145 N ADOLPH AV	WISE LINDA L
6750000	521 OHIO ST	WOODSON ROBERT D

Table 3
LandUse/Condition

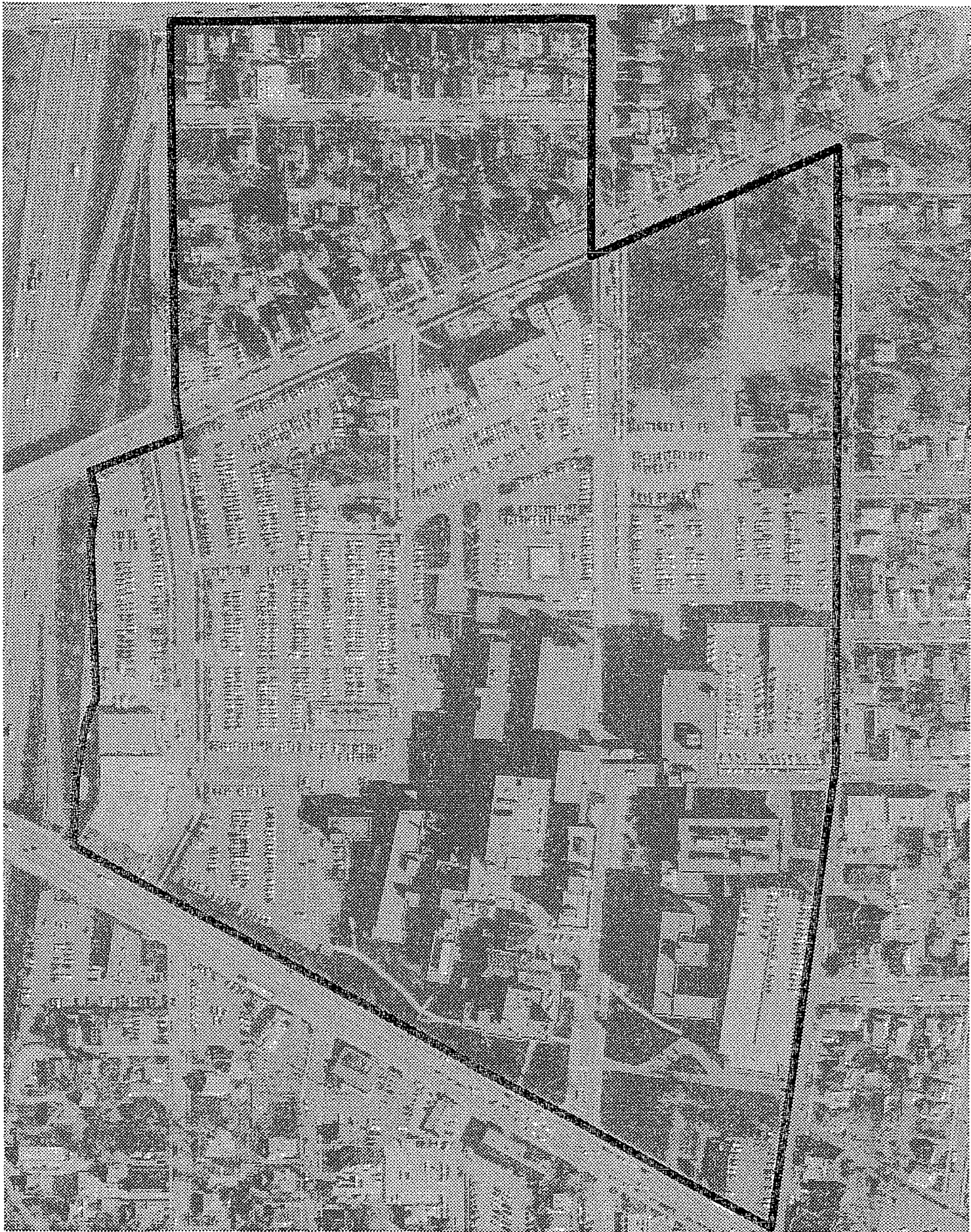
Tax Parcel Number	Address	Structure & Type	Use	Comment
6701033	N ADAMS ST	brick and asphalt	medical facilities	sound
6701034	N ADAMS ST	concrete and asphalt	medical facilities	sound
6802502	N ADAMS ST	concrete and asphalt	parking garage	sound
6810800	N ADAMS ST	grass and asphalt	lawn and parking	minor deterioration
6810801	N ADAMS ST	grass and asphalt	lawn and parking	minor deterioration
6829975	N ADAMS ST	grass and asphalt	lawn and parking	sound
6829976	N ADAMS ST	grass and asphalt	lawn and parking	sound
6722774	150 N ADAMS ST	brick and block	garage	substandard, house demolished
6810800	174 N ADAMS ST	demolished	vacant lot	
6701032	N ADOLPH AV	asphalt surface	parking	minor deterioration
6701042	N ADOLPH AV	asphalt surface	parking	minor deterioration
6701043	N ADOLPH AV	asphalt surface	parking	minor deterioration
6701044	N ADOLPH AV	asphalt surface	parking	minor deterioration
6701046	N ADOLPH AV	asphalt surface	parking	minor deterioration
6701048	N ADOLPH AV	asphalt surface	parking	minor deterioration
6741322	N ADOLPH AV	asphalt surface	parking	minor deterioration
6753687	N ADOLPH AV	asphalt surface	parking	minor deterioration
6716060	N ADOLPH AV	asphalt surface	auto dealership	sound
6716061	N ADOLPH AV	asphalt surface	auto dealership	sound
6716062	N ADOLPH AV	asphalt surface	auto dealership	sound
6716069	N ADOLPH AV	asphalt surface	auto dealership	sound
6716070	N ADOLPH AV	asphalt surface	auto dealership	sound
6716071	N ADOLPH AV	asphalt surface	auto dealership	sound
6716072	N ADOLPH AV	asphalt surface	auto dealership	sound
6833777	N ADOLPH AV	asphalt surface	auto dealership	sound
6833778	N ADOLPH AV	asphalt surface	auto dealership	sound
6833779	N ADOLPH AV	asphalt surface	auto dealership	sound
6833780	N ADOLPH AV	asphalt surface	auto dealership	sound
6753687	57 N ADOLPH AV	asphalt surface	parking	minor deterioration
6706709	63 N ADOLPH AV	asphalt surface	parking	minor deterioration
6820155	75 N ADOLPH AV	asphalt surface	parking	minor deterioration
6825635	77 N ADOLPH AV	asphalt surface	parking	minor deterioration
6825705	103 N ADOLPH AV	frame 4 unit dwelling	multifamily	major deterioration
6825704	109 N ADOLPH AV	vacant lot	vacant lot	some debris and material storage, blighting influence
6845376	113 N ADOLPH AV	frame dwelling	single family	substandard
6827499	117 N ADOLPH AV	frame dwelling	single family	major deterioration
6838069	121 N ADOLPH AV	vacant lot	vacant lot	appears to be used as side yard for adjacent dwelling
6838017	123 N ADOLPH AV	frame dwelling	single family	major deterioration
6841038	125 N ADOLPH AV	see below	see below	now part of 133 N Adolph Av development
6747110	133 N ADOLPH AV	new frame dwelling	multifamily	conditional use, sound
6847326	145 N ADOLPH AV	frame dwelling	single family	major deterioration
6825703	149 N ADOLPH AV	frame dwelling	single family	major deterioration
6811157	151 N ADOLPH AV	frame dwelling	duplex	major deterioration
6739483	ARCH ST	grass and concrete	drive and lawn	sound
6739484	ARCH ST	grass and concrete	drive and lawn	sound
6759225	ARCH ST	grass and concrete	drive and lawn	sound
6759226	ARCH ST	grass and concrete	drive and lawn	sound
6848787	11 ARCH ST	grass and concrete	drive and lawn	sound
6848788	21 ARCH ST	grass and concrete	drive and lawn	sound
6701052	41 ARCH ST	brick multistory	medical facilities	minor deterioration, formerly nurses school
6701052	55 ARCH ST	brick multistory	medical facilities	sound, recent construction
6701052	55 ARCH ST	concrete multistory	parking garage	sound, recent construction
6750229	75 ARCH ST	brick multistory	medical facilities	sound, recent construction
6751972	75 ARCH ST	concrete multistory	parking garage	sound, recent construction
6752876	75 ARCH ST	frame	storage garage	sound accessory building
6800350	114 ARCH ST	concrete, asphalt	walk and parking	part of Summa Medical Center facility
6701050	118 ARCH ST	concrete, asphalt	walk and parking	part of Summa Medical Center facility
6749163	174 ARCH ST	frame dwelling	multifamily	major deterioration
6745724	178 ARCH ST	gravel lot	parking	for tenants of 174 Arch Av
6840233	188 ARCH ST	gravel lot	parking	for adjacent dwelling, broken concrete apron and walk
6701048	N FORGE ST	concrete, asphalt	parking	minor deterioration
6701037	N FORGE ST	concrete, asphalt	parking	minor deterioration
6701042	N FORGE ST	concrete, asphalt	parking	minor deterioration
6701046	N FORGE ST	concrete, asphalt	parking	minor deterioration
6849864	N FORGE ST	concrete, asphalt	parking	minor deterioration
6847510	104 N FORGE ST	gravel lot	parking	broken concrete sidewalk and apron, blighting influence
6746100	122 N FORGE ST	frame dwelling	multifamily	substandard, vacant
6746101	122 N FORGE ST	see above		
6825701	124 N FORGE ST	frame dwelling	multifamily	substandard, vacant
6825700	128 N FORGE ST	frame dwelling	multifamily	substandard, vacant
6825699	130 N FORGE ST	frame dwelling	duplex	substandard, vacant
6715999	132 N FORGE ST	frame dwelling	multifamily	substandard, vacant
6824282	138 N FORGE ST	frame dwelling	single family	substandard, vacant
6825017	139 N FORGE ST	brick multistory	multifamily	major deterioration
6808957	142 N FORGE ST	vacant lot	vacant lot	some debris, blighting influence
6738325	146 N FORGE ST	frame dwelling	single family	major deterioration, however unit is being rehabilitated
6724088	148 N FORGE ST	frame dwelling	single family	sound
6833698	152 N FORGE ST	frame dwelling	single family	substandard, vacant, very bad shape
6744232	156 N FORGE ST	vacant lot	vacant lot	some debris, blighting influence
6759227	156 N FORGE ST	see above	see above	
6831636	160 N FORGE ST	vacant lot	vacant lot	some debris, blighting influence
6756407	161 N FORGE ST	brick multistory	day care center	minor deterioration, formerly Henry Elementary School
6805167	164 N FORGE ST	frame dwelling	single family	sound
6808240	170 N FORGE ST	frame dwelling	single family	sound
6734991	174 N FORGE ST	frame dwelling	single family	major deterioration
6734990	178 N FORGE ST	frame dwelling	duplex	major deterioration
6815461	180 N FORGE ST	vacant lot	vacant lot	
6716063	457 E MARKET ST	brick multistory, paving	auto dealership	sound

SUMMA Urban Renewal Area

Table 3
LandUse/Condition

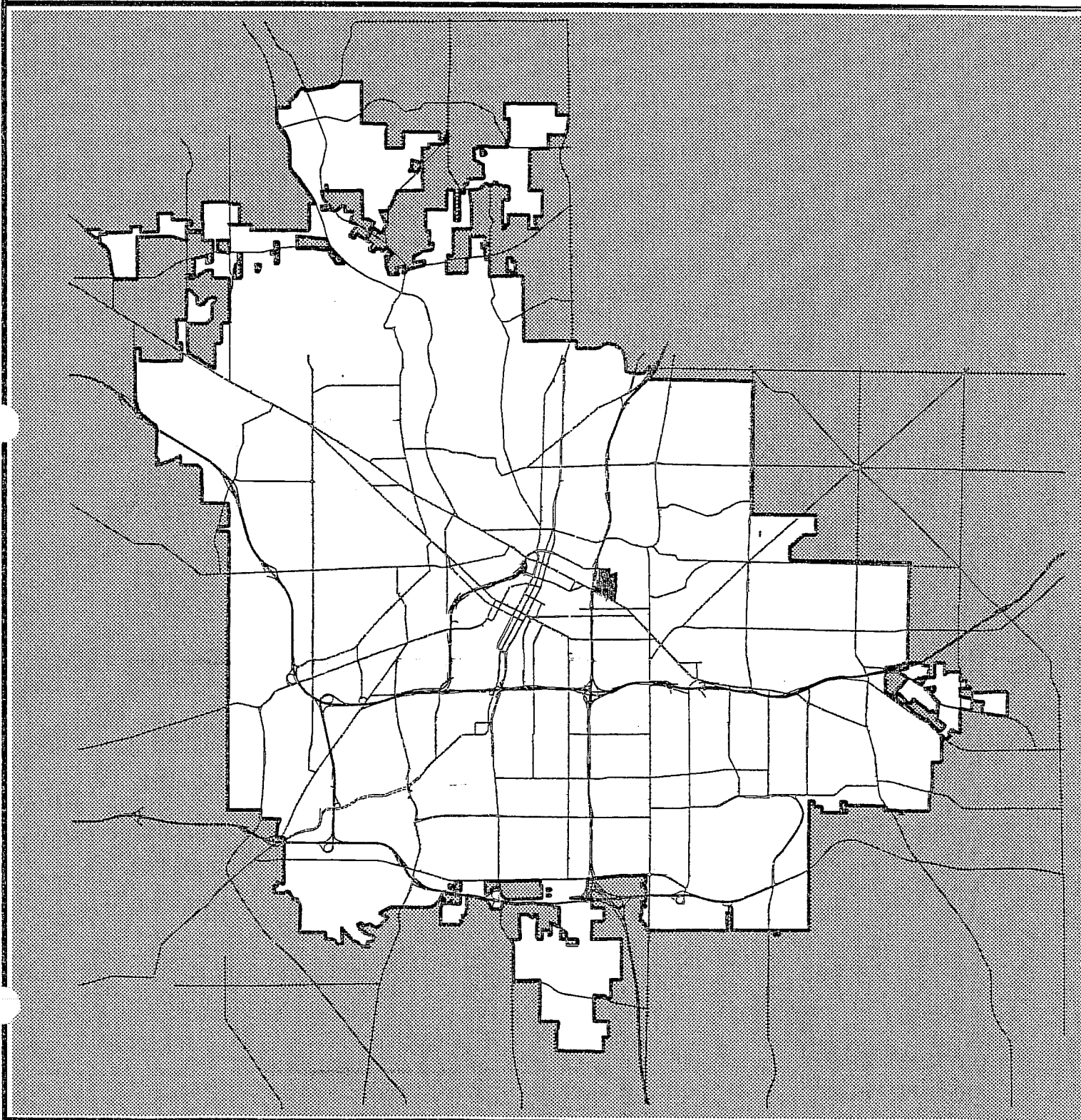
Tax Parcel Number	Address	Structure & Type	Use	Comment
6716064	457 E MARKET ST	brick multistory, paving	auto dealership	sound
6716065	457 E MARKET ST	brick multistory, paving	auto dealership	sound
6716066	457 E MARKET ST	brick multistory, paving	auto dealership	sound
6738485	525 E MARKET ST	brick multistory	medical facilities	sound
6738487	525 E MARKET ST	brick multistory	medical facilities	sound
6700965	525 MARKET ST E	brick multistory	medical facilities	considered seven building count
6810444	575 E MARKET ST	metal, concrete base	billboard	deteriorated base, debris on sidewalk
6845627	579 E MARKET ST	frame dwelling	duplex	minor deterioration
6810460	581 E MARKET ST	brick, block one floor	retail café tavern	major deterioration
6810461	581 E MARKET ST	concrete, asphalt	parking for café	major deterioration
6701038	NEBRASKA ST	concrete, asphalt	parking lot	minor deterioration
6701044	NEBRASKA ST	concrete, asphalt	parking lot	minor deterioration
6701051	NEBRASKA ST	concrete, asphalt	parking lot	minor deterioration
6701039	98 NEBRASKA ST	concrete, asphalt	parking lot, walk	minor deterioration
6752139	104 NEBRASKA ST	concrete, asphalt	parking lot, walk	minor deterioration
6827163	112 NEBRASKA ST	concrete, asphalt	parking lot, walk	minor deterioration
6830093	116 NEBRASKA ST	concrete, asphalt	parking lot, walk	minor deterioration
6719607	120 NEBRASKA ST	concrete, asphalt	parking lot, walk	minor deterioration
6759229	120 NEBRASKA ST	concrete, asphalt	parking lot, walk	minor deterioration
6746237	124 NEBRASKA ST	concrete, asphalt	parking lot, walk	minor deterioration
6759230	124 NEBRASKA ST	concrete, asphalt	parking lot, walk	minor deterioration
6711179	128 NEBRASKA ST	frame dwelling	single family	minor deterioration, garage major deterioration
6830260	473 OHIO ST	vacant lot	vacant lot	parking for N 145 Adolph Av, debris, blighting influence
6801336	479 OHIO ST	frame dwelling	single family	major deterioration
6742538	480 OHIO ST	frame dwelling	single family	substandard, vacant
6839999	481 OHIO ST	frame dwelling	duplex	substandard
6838662	485 OHIO ST	brick one story	commercial	substandard, trucks block sidewalk, blight, conditional use
6838663	485 OHIO ST	see above	see above	see above
6721313	486 OHIO ST	frame dwelling	single family	substandard, vacant
6818416	490 OHIO ST	frame dwelling	single family	major deterioration, substandard garage
6847084	491 OHIO ST	frame dwelling	duplex	major deterioration
6807477	496 OHIO ST	frame dwelling	single family	substandard, 2 junk cars, trash, debris, garage major deterioration, vacant
6749931	499 OHIO ST	frame dwelling	duplex	major deterioration, motorcycle on sidewalk
6715957	500 OHIO ST	frame dwelling	duplex	substandard, very bad, literally falling apart, garage major deterioration, vacant
6715957	502 OHIO ST	frame dwelling	duplex	major deterioration, vacant
6708310	505 OHIO ST	vacant lot	vacant lot	trash, debris, building materials, blighting influence
6728221	506 OHIO ST	frame dwelling	single family	substandard, vacant
6718850	508 OHIO ST	frame dwelling	duplex	substandard, vacant
6722368	509 OHIO ST	frame dwelling	single family	sound
6826654	512 OHIO ST	frame dwelling	single family	substandard, vacant
6810643	513 OHIO ST	frame dwelling	single family	minor deterioration
6835614	514 OHIO ST	frame dwelling	single family	minor deterioration
6709189	517 OHIO ST	frame dwelling	multifamily	substandard
6737920	520 OHIO ST	frame dwelling	single family	minor deterioration
6750000	521 OHIO ST	frame dwelling	single family	substandard
6821872	524 OHIO ST	frame dwelling	single family	substandard, vacant
6720342	525 OHIO ST	frame dwelling	duplex	major deterioration
6744652	528 OHIO ST	vacant lot	vacant lot	some trash and debris
6732703	529 OHIO ST	frame dwelling	single family	minor deterioration
6826266	533 OHIO ST	gravel lot	parking	for adjacent dwelling, broken concrete apron and walk
6811157	416 PERKINS ST	frame dwelling	duplex	major deterioration, same tax lot as contains 151-53 N Adolph Av
6700175	420 PERKINS ST	frame dwelling	duplex	major deterioration, also 418 Perkins St, considered one structure
6838663	424 PERKINS ST	Block, masonry	commercial	this is the other side of 485 Ohio St, considered one structure
6747607	430 PERKINS ST	frame dwelling	single family	major deterioration, vacant, for sale, boarded windows
6748268	434 PERKINS ST	frame dwelling	single family	major deterioration
6704970	438 PERKINS ST	vacant lot	vacant lot	trash, junk, debris, broken sidewalk, steps, blighting influence
6749932	444 PERKINS ST	frame dwelling	single family	major deterioration
6710745	450 PERKINS ST	frame dwelling	multifamily	major deterioration, junk car in rear, building materials, etc.
6722371	456 PERKINS ST	frame dwelling	single family	major deterioration
6745426	458 PERKINS ST	frame dwelling	single family	minor deterioration
6818685	460 PERKINS ST	frame dwelling	duplex	minor deterioration
6805889	464 PERKINS ST	frame dwelling	duplex	minor deterioration
6832795	470 PERKINS ST	frame dwelling	multifamily	minor deterioration
6827627	472 PERKINS ST	frame dwelling	duplex	minor deterioration
6807373	476 PERKINS ST	frame dwelling	duplex	minor deterioration
6711002	482 PERKINS ST	frame dwelling	single family	major deterioration

SUMMA Urban Renewal Area

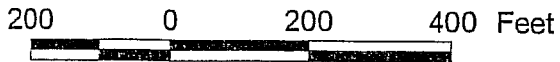




SUMMA Renewal Area Location

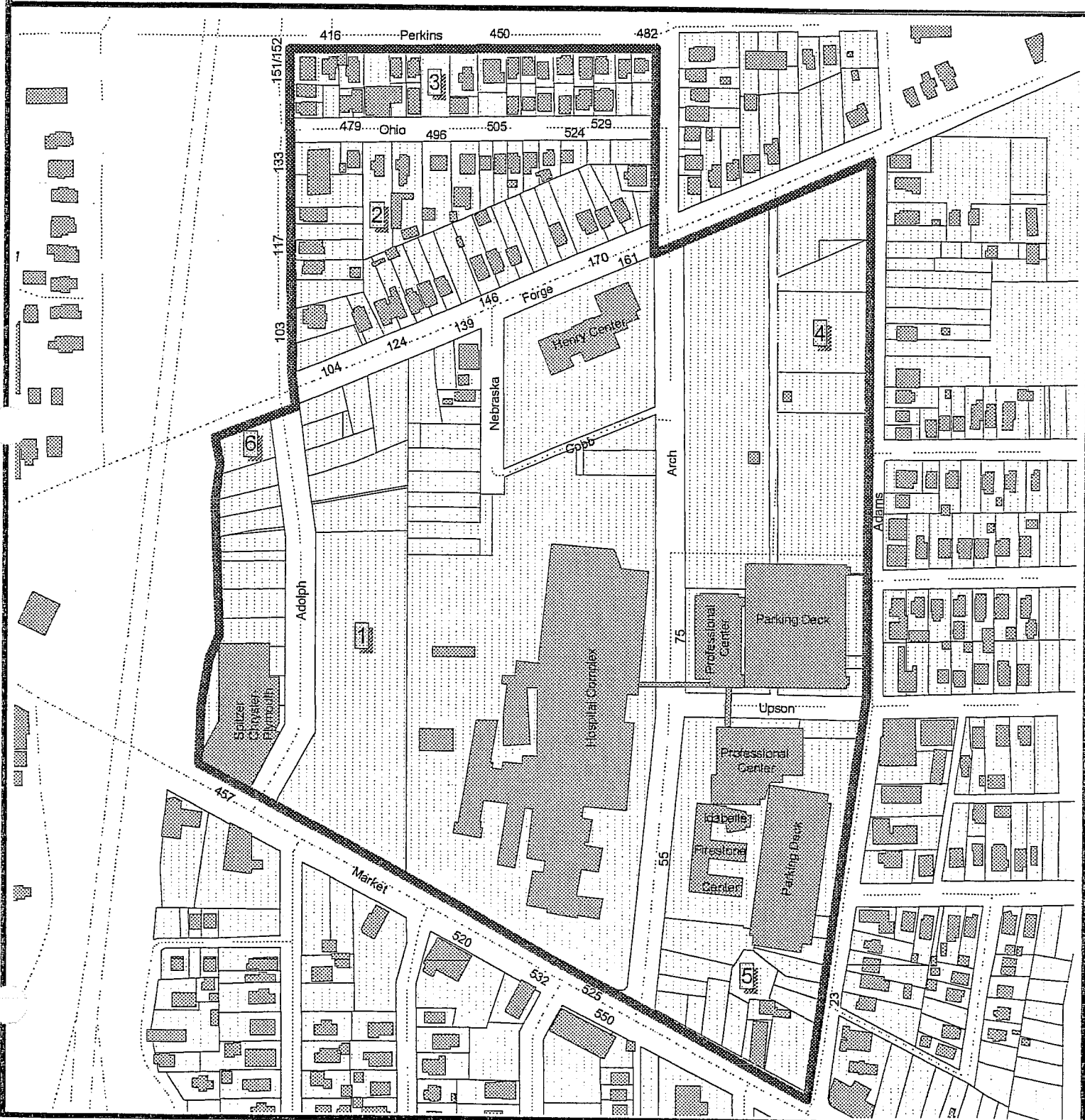


SUMMA Renewal Area Boundary Map



 SUMMA Renewal Area

 Block Number













SUMMA Urban Renewal Area

Existing Land Use

 Summa Renewal Boundary




-  Single Family
-  Two Family
-  Apartment
-  Retail
-  Commercial
-  Public Facilities
-  Vacant

200 0 200 400 Feet







SUMMA Urban Renewal Area Proposed Land Use

-  SUMMA Renewal Boundary
-  Arch St. Vacation
-  Public Facilities

200 0 200 Feet



SUMMA Urban Renewal Area Existing Zoning



Summa Renewal Boundary

- U1 Dwelling
- U2 Apartment House
- U3 Retail Business
- U5 Ordinary Industry
- U4 Commercial
- UHD

200 0 200 400 Feet



SUMMA Urban Renewal Area Proposed Zoning



- Summa Renewal Boundary
- Conditional Zoning
- Arch St. vacation

- U1 Dwelling
- U2 Apartment House
- U3 Retail Business
- U4 Commercial
- U5 Ordinary Industry
- UHD

200 0 200 400 Feet

